



Farm for Sale

161.97 +/- acres Gage County, Nebraska



The Pinnacle Agency
FARM MANAGEMENT | REAL ESTATE

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Location

From Cortland, NE, 3 south on Hwy 77, 3 west on Hwy 41, 2 south on SW 29 Road. The farm is on the east side of SW 29 Rd and south of W Buckeye Rd.

Legal Description

The Northwest Quarter of Section 4, Township 5 North, Range 6 East of the 6th P.M., Gage County, Nebraska, containing 161.97 acres, more or less.

Soils

Mostly Wymore, Otoe and Judson silty clay loam on the farmland with Malmo/Pawnee complex in the draws.

Possession

Immediate possession.

Taxes

\$6,576.62



Description

This is a very nice, non-irrigated farm in northern Gage County, Nebraska. The FSA office shows 135.11 tillable acres. There are currently 104.64 acres in soybeans and 30.47 acres in Aronia berries. This is a specialty crop also known as Chokeberry, which has health and nutritional benefits. The farm is terraced and tilled and a farm pond was recently rebuilt. There is 3-phase power along the north road and 2 submersible wells with a 30 gallon per minute output. The wells and ponds provide irrigation potential on at least part of the farm. The shop is 48' x 28' with a 12 x 13 overhead door. The barn has no value.

Price: \$769,357.50 or \$4,750/ac

